



2015-009227
Klamath County, Oregon
08/19/2015 11:12:01 AM
Fee: \$62.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Scott Bedford and Matthew S. Bedford

1231 Tulloch Dr

Tracy, CA 95304

Until a change is requested all tax statements
shall be sent to the following address:

Scott Bedford and Matthew S. Bedford

1231 Tulloch Dr

Tracy, CA 95304

File No. 52650AM

STATUTORY WARRANTY DEED

Trudi D. Evans

Grantor(s), hereby convey and warrant to

Scott Bedford and Matthew S. Bedford , not as Tenants in Common but with Rights of Survivorship,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

The true and actual consideration for this conveyance is \$425,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2015-2016 Real Property Taxes, a lien not yet due and payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 14th day of August, 2015.

Trudi D. Evans
Trudi D. Evans

State of Kansas } ss
County of Klamath }
Sedgwick

On this 14 day of August, 2015, before me, Lynn M. Wangsgard a Notary Public in and for said state, personally appeared Trudi D. Evans, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lynn M. Wangsgard

Notary Public for the State of Kansas
Residing at: Wichita, Kansas
Commission Expires: 4-30-2016

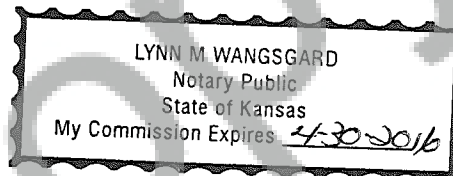


EXHIBIT "A"

PARCEL 1:

A tract of land situated in the SW1/4 of Section 21, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the East ¼ corner of said Section 21 bears North 72° 53' 24" East 4,666.77 feet and the Southeast corner of a potato cellar bears North 14° 33' 10" West 22.3 feet; thence South 49° 10' 30" West 132.51 feet to a point from which the Southwest corner of said potato cellar bears South 67° 36' West 63.3 feet; thence South 189.73 feet to the North line of the John Hess property; thence East along said line 100.00 feet; thence North 276.12 feet to the point of beginning.

That portion of the following described land lying within the SW1/4SW1/4 of Section 21 and the NW1/4NW1/4 of Section 28, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

A tract of land situated in Sections 20, 21, 28, and 29, all in Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the point of intersection of the Northeasterly right of way line of State Highway No. 39 (Merrill Highway) and the section line common to said Section 28 and 29: thence Northwesterly along said Northeasterly right of way line to the West line of the SE1/4 SE1/4 of said Section 20; thence Northerly along the West line of the SE1/4 SE1/4 of said Section 20; thence Northerly along the West line of the SE1/4 SE1/4 of said Section 20 to the centerline of the U.S.B.R. drain; thence Easterly along said drain to the Section line common to said Sections 20 and 21; thence East to the East line of the SW1/4 SW1/4 of said Section 21; thence Southerly along the East line of the SW1/4 SW1/4 of said Section 21 and the East line of the W1/2 NW1/4 of said Section 28 to the Southwesterly right of way line of the Southern Pacific Railroad; thence Southeasterly along said railroad right of way line to the South line of the NW1/4 of said Section 28; thence Westerly along the South line of the said NW1/4 to the Southwest corner of the NW1/4 of said Section 28 to the Point of Beginning.

EXCEPTING THEREFROM all that portion of the W ½ NW ¼ of said Section 28 lying Westerly of the centerline of the USBR 5-H Drain; AND EXCEPTING THEREFROM all that portion of the W ½ NW ¼ of said Section 28 lying Southwesterly of the Northerly line of State Hwy No. 39 (Klamath Falls – Malin Highway).

AND EXCEPTING THEREFROM all that portion of the SW ¼ SW ¼ of Section 21 lying Southerly and Westerly of the USBR 5-H Drain.

AND EXCEPTING THEREFROM any portion thereof in the SW ¼ SW ¼ of Section 21 lying within the boundaries of the USBR No. 5 Drain.

SAVING AND EXCEPTNG, a tract of land situate in the NW1/4 of Section 28, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the intersection of the East line of the W1/2 NW1/4 of said Section 28 with the Northerly right of way line of State Highway No. 39; thence North along said East line 1,744 feet more or less to the centerline of an irrigation ditch; thence South 54° 34' West along said centerline 240 feet more or less; thence leaving said centerline, North 81° 32' 41" West, 46.22 feet to the centerline of the U.S.B.R. Drain; thence Southwesterly along the centerline of said drain, the following courses and distances: South 08° 27' 19" West 865 feet; South 38° 35' 09" West 293 feet more or less to said Northerly right of way

line of State Highway No. 39; thence South 46° 17' 55" East, along said right of way line 762 feet more or less to the point of beginning.

SAVING AND EXCEPTING, all that portion of the NW1/4 of Section 28, Township 40 South, Range 10 East, Willamette Meridian, which lies Southwesterly of the Southwesterly line of the Southern Pacific Railroad right of way.

PARCEL 2:

The following described real property situate in Klamath County, Oregon:

A tract of land situated in Section 21, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of the SW1/4 SW1/4 of said Section 21; thence Southerly along the West line of the SW1/4 SW1/4 of said Section 21 to the centerline of the U.S.B.R. drain; thence East to the Westerly bank of Lost River, also being the right bank of said Lost River; thence Northerly and Westerly along the said right bank to the West line of said Section 21; thence Southerly to the point of beginning.

EXCEPTING THEREFROM the following parcels of land:

TRACT 1: A tract of land situated in the SW1/4 of Section 21, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point from which the East quarter corner of said Section 21 bears North 72° 53' 24" East 4,666.77 feet and the Southeast corner of a potato cellar bears North 14° 33' 30" West 22.3 feet; thence South 49° 10' 30" West 132.51 feet to a point from which the Southwest corner of said potato cellar bears South 67° 36' West 63.3 feet; thence South 189.73 feet to the North line of the John Hess property; thence East along said line 100.00 feet; thence North 276.12 feet to the point of beginning.

TRACT 2: A tract of land situated in the SW1/4 of Section 21, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point from which the East quarter corner of said Section 21 bears North 69° 53' 25" East 4,178.84 feet and the Southeast corner of a barn bears South 84° 30' 30" West 91.3 feet; thence East 100.0 feet; thence South 212.36 feet to the North line of the Paul Hess property; thence West along said line 100.00 feet; thence North 212.36 feet to the point of beginning.

Guarantee No.: 38-0974-086-00259
File No.: 59916

TRACT 3: A tract of land situated in the S1/2 of Section 21, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the E1/4 corner of said Section 21 bears North 68° 00' 43" East 4,124.07 feet; thence South 105 feet to the Southeast corner of a tract of land described as Parcel 1 in Volume M76-4925, as recorded in the Klamath County Deed Records; thence East 1,692 feet, more or less, to the Westerly line of Lost River; thence Northwesterly, along said

Westerly line to a point which bears East of the point of beginning; thence West to the point of beginning.

TRACT 4: A parcel of land situated in the SW1/4 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point, on the West line of said Section 21, from which an aluminum survey cap marking the section corner common to Sections 20, 21, 28, and 29, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon bears South 0° 15' 47" East 1005.37 feet; thence along the centerline of a 20 foot wide road easement the following courses and distances: 1) North 82° 24' 23" East 161.50 feet; 2) North 55° 04' 31" East 501.99 feet; 3) North 49° 46' 20" East 108.36 feet; 4) North 38° 36' 01" East 66.71 feet; 5) North 40° 46' 40" West 32.49 feet to a point on the centerline of the U.S.B.R. No. 5 Drain; thence leaving said easement centerline and continuing along said No. 5 Drain the following courses and distances: 1) North 53° 44' 39" East 44.23 feet; 2) North 86° 20' 21" East 426.98 feet; 3) North 32° 05' 57" East 46.23 feet; 4) North 01° 16' 58" East 154.64 feet; 5) North 37° 38' 55" West 325.72 feet; 6) North 11° 06' 48" East 250.00 feet; 7) North 25° 36' 48" East 160.00 feet; 8) North 12° 53' 12" West 130 feet, more or less to the confluence of Lost River; thence upstream along the right bank of said Lot River to a point on the West line of said Section 21; thence along said West line of Section 21 South 0° 15' 47" East 1620 feet, more or less, to the point of beginning.

SAVE AND EXCEPT that portion lying within the U.S.B.R. No. 5 Drain,

PARCEL 3:

A tract of land situated in the S1/2 of Section 21, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the E1/4 corner of said Section 21 bears North 68° 00' 43" East 4,124.07 feet; thence South 105 feet to the Southeast corner of a tract of land described as Parcel 1 in Volume M76-4925, as recorded in the Klamath County Deed Records; thence East 1,692 feet, more or less, to the Westerly line of Lost River; thence Northwesterly, along said Westerly line to a point which bears East of the point of beginning; thence West to the point of beginning.

PARCEL 4:

A tract of land situated in the S1/2 of Section 21, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the E1/4 corner of said Section 21 bears North 68° 00' 43" East 4,124.07 feet; thence North 107.36 feet; thence West 100 feet; thence South 212.36 feet; thence East 69.28 feet to the centerline of an irrigation ditch; thence along the following courses and distance of the said centerline: South 52° 05' 36" East 88.07 feet, South 46° 56' 52" East 324.75 feet, South 88° 23' 49" East 425.37 feet, North 79° 52' 31" East 19.91 feet, South 74° 15' 24" East 346.81 feet, South 66° 51' 57" East 93.41 feet, South 88° 01' 46" East 413.75 feet, North 77° 03' 52" East 29.04 feet, South 87° 58' 24" East 393.05 feet, and North 50° 01' East 59 feet, more or less to the Westerly line of said Lost River; thence Northwesterly, along the said Westerly line of Lost River to a point which bears East from the point of beginning; thence West to the point of beginning.